



The City of **NORMAN**

201 West Gray A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-307-7112

CASE NUMBER: PD22-03

DATE: February 10, 2022

TO: Interested Neighbors

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of a facility for Dog Boarding, Grooming, and Retail

APPLICANT: Dr. Greg Emmert

LOCATION: 1134 McGee Dr.

WARD: 2

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a rezoning and NORMAN 2025 Plan amendment. This property is currently zoned RM-6, Medium Density Apartment District.

Please join us for a Pre-Development discussion of this proposal on **Thursday, February 24, 2022 from 6:00 p.m. until 6:30 p.m.** The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

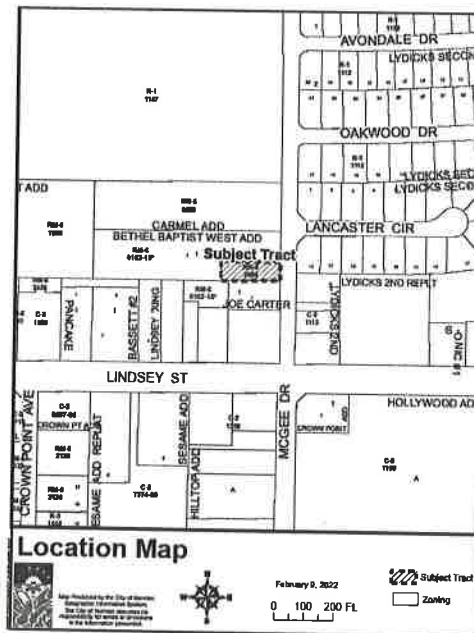
This applicant has filed a concurrent application for Planning Commission consideration of this project at their March 10, 2022 meeting. You will also be receiving notice of that meeting in the near future.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern.

If you have questions about the proposal, please call the contact person, Larry Pickering, (405) 837-9862 during business hours. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for
Pre-Development Informational Meeting

Case No. PD 22-03

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER Dr. Greg Emmert	ADDRESS 1140 McGee Drive Norman, OK 73069
EMAIL ADDRESS mcgeestreet@aol.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Larry Pickerny 405.837.9862 BEST TIME TO CALL:

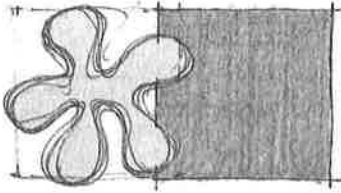
Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located 1134 McGee Drive

and containing approximately .34 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):
Dog Grooming & Boarding w/ Retail Store

OFFICE UNL Y	This proposed development will necessitate (check all that apply):	Items submitted:	Concurrent Planning Commission Review Requested: <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> 2025 Plan Amendment <input type="checkbox"/> Growth Boundary	<input checked="" type="checkbox"/> Deed or Legal Description	Received on: <u>2-10-2022</u>
	<input checked="" type="checkbox"/> Land Use	<input checked="" type="checkbox"/> Radius Map	at <u>4:20</u> p.m.
	<input type="checkbox"/> Transportation	<input checked="" type="checkbox"/> Certified Ownership List	by <u>mt</u>
<input checked="" type="checkbox"/> Rezoning to _____ District(s)	<input checked="" type="checkbox"/> Written description of project	Current Zoning: <u>RM-6</u>	
<input type="checkbox"/> Special Use for _____	<input checked="" type="checkbox"/> Preliminary Development Map	Current Plan Designation: <u>High Density Residential</u>	
<input type="checkbox"/> Preliminary Plat _____ (Plat Name)	<input checked="" type="checkbox"/> Greenbelt Enhancement Statement		
<input type="checkbox"/> Norman Rural Certificate of Survey (COS)	<input checked="" type="checkbox"/> Filing fee of \$125.00		
<input type="checkbox"/> Commercial Communication Tower			



McGee Street Canine Spa 1134 N McGee Street Norman, OK 73069

To: City of Norman Planning Department

201-A West Gray Norman, OK 73070

From: Larry Pickering PO Box 3273

Oklahoma City, OK 73102

September 07, 2021

PROJECT NARRATIVE

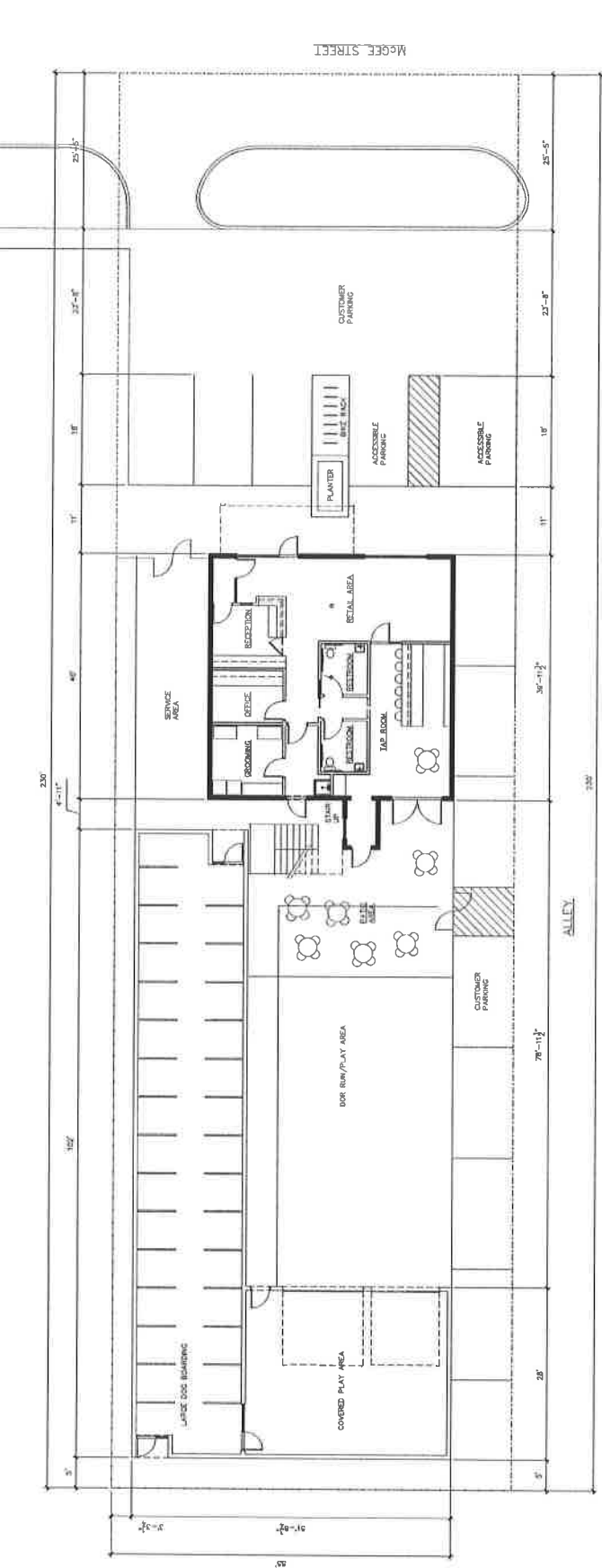
The McGee Street Canine Spa, located at the above referenced address, will be a full service canine aesthetic care facility. Services provided at this location will include a Reception/Admissions Desk, Dog Grooming Stations and Dog Boarding Kennels. The facility will also house a small Customer Lounge and Patio next to the Indoor/Outdoor Play Areas where patrons can bring their pets for A play day

The facility will also have a retail shop for pet specific supplies and nutritional needs.

The existing facility consists of a two-story concrete block building measuring 40'-0" X 40'-0" with 1,600 Sq Ft per floor with a total square footage of 3,200 Sq Ft. The Reception/Admission Area, Re- tail Shop, Dog Grooming, Restrooms and the Tap Room will be located in the existing structure on the first floor. The second floor of the facility will be utilized for small dog needs including kennels and an indoor play area as well as storage, janitorial and a staff restroom. It is not anticipated that this floor will be accessible to the public. An separate boarding building will be constructed that will house large dogs in adequately sized kennels and will also include storage and janitorial areas. An attached canopy structure will accommodate the indoor/outdoor play/exercise area that will be adja- cent to the outdoor play yard. This new building will not be attached to the existing facility except by a walkway canopy.

If you have any questions or require any additional information please contact me at your earliest convenience.

- GENERAL NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES.
 2. DRAWINGS ARE FOR DESIGN INTENT ONLY. FIELD VERIFY ALL EXISTING DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE CONSTRUCTION AND OBTAIN THE ARCHITECT'S WRITTEN CORRECTIONS AND SIGNATURES.
 3. MATERIALS AND FINISHES SHALL BE SELECTIONS OF THE ARCHITECT FOR BOARDER APPROVAL FOR THE FOLLOWING (BUT NOT LIMITED TO): MILLWORK, FLOORING, TILE, TRIM, PAINT, FIXTURES, FURNITURE, LIGHTING, MECHANICAL, PLUMBING, ETC.
 4. FINISHES, MATERIALS, AND FURNITURES TO BE SELECTED



1 SITE PLAN - MCGEE STREET CANINE SPA
 SCALE: 1" = 100'-0"
 AUD:

LEGAL DESCRIPTION:
 200-2-20 JENSEN PRT 5.3 1/2 SEC 14 36 1/4 NW 1/4 116.6 AC. W&S
 116.6 AC. W&S 116.6 AC. W&S